TOGETHER with all the buildings and improvements thereon and all the rights, ways, roads, waters, privileges and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described piece (pieces) or parcel (parcels) of land and premises unto and to the proper use and benefit of said mortgages; the successors and assigns; forever.

PROVIDED, if the said mertgager (mortgagors), (his) (her) (their) (its) heirs, successors or assigns, shall pay to the said mortgagee, or order, the single bill aforesaid at maturity and the interest thereon, or shall pay any renewal thereof when such renewal note shall mature and be payable and the interest thereon, and keep all the covenants herein on the part of the said mortgager (mortgagors) agreed to be performed, then this mortgage shall be void.

AND PROVIDED, until default be made in the payment of the single bill aforesaid at maturity, and the interest thereon, or of any renewal thereof when such renewal shall mature and be payable, and the interest thereon, or until default be made in any covenant herein contained, the said martgager (mortgagers) shall possess the mortgaged premises as of (his) (her) (their) (its) present estate therein.

AND THE said mortgagor (mortgagors) for (himself) (horself) (themselves) (titself), (his) (their) personal representatives, heirs, successors and assigns, (do) (does) expressly covenant and agree with the said mortgagee:

THAT (the) (they) (it) will pay the indebtedness as hereinbefore provided;

THAT (he) (she) (they) (it) will pay all taxes, assessments, public dues and charges of every kind, levied, assessed or incurred, or to be levied, assessed or incurred when legally due, together with fire insurance premiums herein required to be paid on the property hereby mortgaged;

THAT (he) (she) (they) (it) will keep during the continuance of this mortgage the buildings erected on the said mortgaged premises insured for a sum of not less than \$9,000.00 against loss by fire, in some safe and reliable fire insurance company, paying the premiums and assessments thereon as they fall due and become payable, and that (he) (she) (they) (it) will maintain and deliver to the mortgagees the policy of insurance against loss by fire and any other casualty which the mortgager (mortgagors) may carry, and cause the same to be made payable to the said mortgagee for its benefit in case of loss or damage by fire or other casualty; and the said mortgager (mortgagors) further in like manner covenant and agree that should (he) (she) (they) (it) fail in any of these particulars, and the said mortgager pay the premiums and assessments necessary to keep said policies of insurance in force, the same so paid, with interest thereon, shall be a lien on the said mortgaged property as though included in the first instance in this mortgage itself.

AND the said mortgager (mortgagers) further covenant to commit or suffer no waste, impairment or deterioration of said mortgaged property or any part thereof, and further covenant to keep the premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgaged its successors or assigns, and any failure in either of these respects shall constitute a default herein.

THAT if (he) (she) (they) (it) shall default in the performance of any of the things hereby covenanted to be done and performed by (him) (her) (them) (it), and the property herein mortgaged shall be advertised for sale under the power of sale herein contained, then and if from any cause said sale shall not be made as provided in said advertisement of sale, in that event the costs and expenses of sale which have accrued up to the time of the discontinuance of said sale, including counsel fees, and one-half commissions upon the amount of the debt and the interest remaining unpaid, in this mortgage mentioned, shall be treated and construed as a part of the mortgage debt herein mentioned, and the said mortgager (mortgagors) covenant(e) and agree(e) that (he) (she) (they) (it) will pay the same.